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Tender

## **Developmet of Single Storey Warehouse Unit – Trafford Park**

Glasgow City Council (as administering authority for the Strathclyde Pension Fund)

F02: Contract notice

Notice identifier: 2022/S 000-018827

Procurement identifier (OCID): ocds-h6vhtk-035033

Published 8 July 2022, 5:01pm

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Glasgow City Council (as administering authority for the Strathclyde Pension Fund)

Chief Executives Department, City Chambers

Glasgow

G2 1DU

#### **Contact**

Thomas Williams

#### **Email**

[thomaswilliams@avisonyoung.com](mailto:thomaswilliams@avisonyoung.com)

#### **Telephone**

+44 7747565163

**Country**

United Kingdom

**NUTS code**

UK - United Kingdom

**Internet address(es)**

Main address

[www.glasgow.gov.uk](http://www.glasgow.gov.uk)

Buyer's address

<https://www.publiccontractsscotland.gov.uk>

**I.2) Information about joint procurement**

The contract is awarded by a central purchasing body

**I.3) Communication**

The procurement documents are available for unrestricted and full direct access, free of charge, at

<https://www.publiccontractsscotland.gov.uk>

Additional information can be obtained from another address:

Avison Young

Norfolk House, 7 Norfolk Street

Manchester

M2 1DW

**Contact**

Thomas Williams

**Email**

[thomas.williams@avisonyoung.com](mailto:thomas.williams@avisonyoung.com)

**Telephone**

+44 7747565163

**Country**

United Kingdom

**NUTS code**

UK - United Kingdom

**Internet address(es)**

Main address

[www.avisonyoung.co.uk](http://www.avisonyoung.co.uk)

Tenders or requests to participate must be submitted to the following address:

Avison Young

Norfolk House, 7 Norfolk Street

Manchester

M2 1DW

**Contact**

Thomas Williams

**Email**

[thomas.williams@avisonyoung.com](mailto:thomas.williams@avisonyoung.com)

**Telephone**

+44 7747565163

**Country**

United Kingdom

**NUTS code**

UK - United Kingdom

**Internet address(es)**

Main address

[www.avisonyoung.co.uk](http://www.avisonyoung.co.uk)

**I.4) Type of the contracting authority**

Regional or local authority

**I.5) Main activity**

General public services

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Developmet of Single Storey Warehouse Unit – Trafford Park

#### **II.1.2) Main CPV code**

- 45000000 - Construction work

#### **II.1.3) Type of contract**

Works

#### **II.1.4) Short description**

This contract is to appoint a single Contractor to construct a single storey warehouse unit, incorporating integral/attached office accommodation, together with external works to include hard standings, car parking, landscaping, drainage, and main service connections. The site formed part of an existing printworks with the superstructure demolished in 2021. The existing concrete hardstanding remain on site with the ground to be remediated as part of the contract works.

#### **II.1.5) Estimated total value**

Value excluding VAT: £12,000,000

#### **II.1.6) Information about lots**

This contract is divided into lots: No

### **II.2) Description**

#### **II.2.2) Additional CPV code(s)**

- 45213220 - Construction work for warehouses
- 45112700 - Landscaping work
- 45213312 - Car park building construction work

- 45232452 - Drainage works
- 31311000 - Mains connections

### **II.2.3) Place of performance**

NUTS codes

- UKD35 - Greater Manchester South East

Main site or place of performance

Manchester

### **II.2.4) Description of the procurement**

This procurement is being conducted on behalf of DTZ Investors for Glasgow City Council as administering authority for the Strathclyde Pension Fund (SPF). SPF is part of the Local Government Pension Scheme (LGPS) and is one of the 11 LGPS funds in Scotland and around 100 in the UK.

This contract is being procured under the Restricted Procedure. All interested parties can submit an expression of interest through completion of the SPD. Only those meeting the selection criteria will be shortlisted to the ITT, where they will be evaluated against the award criteria. The contract will not be divided into lots as this would make the execution of the contract excessively technically difficult.

All queries about this procurement must be made via the PCS messaging system.

### **II.2.5) Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Start date

31 October 2022

End date

21 July 2023

This contract is subject to renewal

No

#### **II.2.9) Information about the limits on the number of candidates to be invited**

Envisaged number of candidates: 5

#### **II.2.10) Information about variants**

Variants will be accepted: No

#### **II.2.11) Information about options**

Options: No

#### **II.2.12) Information about electronic catalogues**

Tenders must be presented in the form of electronic catalogues or include an electronic catalogue

#### **II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union funds: No

#### **II.2.14) Additional information**

Economic operators may be excluded from this competition if they are in any of the situations referred to in regulation 58 of the Public Contracts (Scotland) Regulations 2015.

As above, all communications from tenders on this procurement should be sent to [Thomas.Williams@avisonyoung.com](mailto:Thomas.Williams@avisonyoung.com)

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## **Section III. Legal, economic, financial and technical information**

### **III.1) Conditions for participation**

#### **III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers**

List and brief description of conditions

In respect of SPD Question 4A.1, Bidders are required to register with contractor verification system, Avetta. Bidders should disclose in the SPD whether they are approved and registered with Avetta. Bidders who are not already registered with Avetta, should confirm that they are willing to register at the point of contract award in order to 'Pass' this question. Further details can be found in the SPD Bidder Guidance document.

#### **III.1.2) Economic and financial standing**

List and brief description of selection criteria

In relation to Question 4B.1.1 of SPD, Bidders must show it has a 'general' yearly turnover of no less than GBP 30,000,000 in their last five (5) financial years.

Bidders who have been trading for less than five (5) years must provide evidence that they have met the above minimum financial requirements for the period during which they have been trading.

Bidders who do not comply with the above financial requirements but are part of a Group, can provide a Parent Guarantee if the Parent company satisfies the financial requirements stipulated above.

Where the bidder is a group of economic operators (such as a consortium), the Lead Party of that group must comply with minimum financial requirements.

Further information may be from the bidder in accordance with Regulation 61(7) or Regulation 61(8) of the Public Contracts (Scotland) Regulations 2015 to prove their economic and financial standing.

Minimum level(s) of standards possibly required

In relation to Question 4B.5.1 – 4B.5.3 of the SPD, bidders must demonstrate the following minimum requirements on the levels of insurance cover: -



- Bidders shall take out and maintain, throughout the period of the contract, Employer's Liability insurance to the value of at least TEN MILLION POUNDS STERLING (GBP 10,000,000) in respect of any one event and unlimited in the period;
- Bidders shall take out and maintain, throughout the period of the contract, Public Liability insurance to the value of at least TEN MILLION POUNDS STERLING (GBP 10,000,000) in respect of any one event and unlimited in the period;
- Bidders shall take out and maintain, throughout the period of the contract, Products Liability insurance to the value of at least TEN MILLION POUNDS STERLING (GBP 10,000,000) in respect of any one event and in the aggregate; and
- Bidder shall take out and maintain throughout the period of their services Professional Indemnity insurance to the value of at least TEN MILLION POUNDS STERLING (GBP 10,000,000) in respect of any one event.

Please refer to the SPD Bidder Guidance document for further information.

### **III.1.3) Technical and professional ability**

List and brief description of selection criteria

In relation to Question 4C.1 of the SPD, please provide examples of three (3) projects within the last five (5) years that evidence your organisation has the required experience and competency as Principal Contractor in carrying out works to construct an industrial unit, demonstrating the ability to undertake works to an existing brownfield site.

Bidders may use examples from both public and/or private sector. Examples from Bidders must include the following minimum requirements that demonstrate:

- they have completed similar project types (the construction of an industrial unit demonstrating the ability to undertake works to an existing brownfield site.
- they have completed projects of a similar value to the contract;
- they have completed projects with utility disconnections and diversions;
- they have proven experience of obtaining BREEAM and WELL Building Standard accreditation under similar projects and can provide suitable evidence of same;
- they have a proven experience of discharging planning conditions, in particular relating to Construction Management Plans, and undertaking successful community engagement;
- they have proven track record of engaging with major industry schemes including

Considerate Constructors and, where relevant obtaining 'Excellent' scores; and

- they have a track record of delivering projects on time, on budget and with zero (or low) defects – bidders should provide suitable evidence and examples of how they have added value to the projects they have completed.

Please include with your response customer name/address, phone number, contract reference and description of works, value of contract, duration of works detailing and over run if applicable.

Each written example must not exceed 1,000 words. Where a submission exceeds the maximum number of words indicated per example, no account will be taken of the words beyond that 1,000-word limit. Photographs or diagrams may also be used to accompany text but are restricted to one page per example.

Please refer to the SPD Bidder Guidance document for further information.

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## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.1) Type of procedure**

Restricted procedure

#### **IV.1.8) Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: Yes

### **IV.2) Administrative information**

#### **IV.2.2) Time limit for receipt of tenders or requests to participate**

Date

8 August 2022

Local time

5:00pm

#### **IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates**

29 August 2022

#### **IV.2.4) Languages in which tenders or requests to participate may be submitted**

English

#### **IV.2.6) Minimum time frame during which the tenderer must maintain the tender**

Duration in months: 1 (from the date stated for receipt of tender)

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## Section VI. Complementary information

### VI.1) Information about recurrence

This is a recurrent procurement: No

### VI.2) Information about electronic workflows

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

### VI.3) Additional information

This procurement is being conducted by DTZ Investors for Glasgow City Council as administering authority for the Strathclyde Pension Fund (SPF). SPF is part of the Local Government Pension Scheme (LGPS) and is one of 11 LGPS funds in Scotland and around 100 in the UK.

The successful bidder will be required to sign an Insurance Mandate authorising the Council to request copies of insurance documents from the bidder's insurance provider. If the mandate is not signed and returned the Council reserves the right to request copies of insurance certificates from bidders at any point during the contract period.

Please note that unless otherwise advised all communications on this tender, including clarification questions and tender submissions, must be sent to the email address of the Project Manager, Thomas Williams of Avison Young ([Thomas.williams@avisonyoung.com](mailto:Thomas.williams@avisonyoung.com)). Please do not send any requests via the PCS portal but do continue to check the portal for any announcements or communications .

NOTE: To register your interest in this notice and obtain any additional information please visit the Public Contracts Scotland Web Site at [https://www.publiccontractsscotland.gov.uk/Search/Search\\_Switch.aspx?ID=696676](https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=696676).

The Contracting Authority does not intend to include a sub-contract clause as part of community benefits (as per Section 25 of the Procurement Reform (Scotland) Act 2014) in this contract for the following reason:

Not applicable

The Contracting Authority does not intend to include any community benefit requirements in

this contract for the following reason:

Not applicable as contract delivered outside Scotland.

(SC Ref:696676)

## **VI.4) Procedures for review**

### **VI.4.1) Review body**

Glasgow Sheriff Court

PO Box 23, 1 Carlton Place

Glasgow

G5 9DA

Email

[glasgow@scotcourts.gov.uk](mailto:glasgow@scotcourts.gov.uk)

Telephone

+44 141429888

Country

United Kingdom

Internet address

[www.glasgow.gov.uk](http://www.glasgow.gov.uk)

### **VI.4.2) Body responsible for mediation procedures**

Glasgow City Council

Chief Executives Department, City Chambers

Glasgow

G2 1DU

Email

[glasgow@scotcourts.gov.uk](mailto:glasgow@scotcourts.gov.uk)

Telephone

+44 141429888

Country

United Kingdom

Internet address

[www.glasgow.gov.uk](http://www.glasgow.gov.uk)

### **VI.4.3) Review procedure**

Precise information on deadline(s) for review procedures

Court proceedings can be brought in either the sheriff court or Court of Session. Any proceedings relating to a breach of a duty owed by Glasgow City Council to a bidder under the Public Contracts (Scotland) Regulations 2015 in relation to this procurement must be started within 30 days beginning with the date on which the bidder first knew or ought to have known that grounds for beginning the proceedings had arisen. The 30-day limitation period can exceptionally be extended by the Court for up to three months from the deemed date of knowledge if satisfied that there is a good reason for doing so.